

REPORT/RECOMMENDATION

To:	MAYOR AND COUNCIL	Agenda Item #	<u>VI. C.</u>
From:	Wayne D. Houle, PE Director of Engineering	<input checked="checked" type="checkbox"/>	Action
		<input type="checkbox"/>	Discussion
Date:	December 20, 2011	<input type="checkbox"/>	Information
Subject:	Public Hearing – Public Right-of-Way Vacation Request – Portion of West 41 st Street and Natchez Avenue, Jennifer and Mathias Samuel, Resolution No. 2012-86		

Recommendation:

If the Council so desires, approve attached Resolution No. 2012-86 vacating existing public right-of-way of Natchez Avenue between Monterey Avenue and south property line of Lot 15, Block 4, of Minikahda Vista, Third Addition, Morningside Minnesota, and West 41st Street from Natchez Avenue to Monterey Avenue, conditioned on retaining the utility and drainage easement of West 41st Street including the northerly 260.59 feet of Natchez Avenue.

Info/Background:

This is a request to vacate the public right-of-way of Natchez Avenue between Monterey Avenue and south property line of Lot 15, Block 4, of Minikahda Vista, Third Addition, Morningside Minnesota, and West 41st Street from Natchez Avenue to Monterey Avenue, see attached sketch.

Staff has contacted the private utilities requesting their feedback. Centerpoint Energy does not object to this vacation. Century Link, Comcast, and Xcel Energy do have utilities in the northerly area of the requested vacation. City of Edina Utilities Division also has a storm sewer located along West 41st Street that connects to City of St. Louis Park's storm sewer system, see attached sketches of the utilities (Xcel and Comcast did not share their plans). Staff is therefore requesting that the utility and drainage easements be retained for all of West 41st Street and also the northerly 260.59 feet of Natchez Avenue.

The Edina Comprehensive Plan does not indicate future roadways, sidewalk, or trails within the proposed vacation area.

Council Member Bennett had requested the size of lots after the vacation. Attached you will find a responding email from Community Development Director Cary Teague outlining the

lot sizes and potential values of the new lots. Our City Attorney has indicated that the City Council cannot designate which property will gain from the vacation. The property owner of 4166 Monterey indicated verbally that, if possible, they would like the City to designate all of the right-of-way adjacent to their property. This request has not been included in the resolution.

ATTACHMENTS:

Resolution No. 2012-86

Original Application with sketch of proposed vacation

Revised sketch of proposed vacation

Sketch of utilities located within the proposed vacation area

Email dated June 13, 2012

Notice of Public Hearing



**RESOLUTION NO. 2012-86
GRANTING THE VACATION OF
PUBLIC RIGHT OF WAY OF SEGMENTS OF
NATCHEZ AVENUE AND WEST 41ST STREET**

WHEREAS, a petition was received on May 9, 2012 from the property owner of 4166 Monterey Avenue requesting the vacation of existing public right-of-way of Natchez Avenue between Monterey Avenue and south property line of Lot 15, Block 4, of Minikahda Vista, Third Addition, Morningside Minnesota, and West 41st Street from Natchez Avenue to Monterey Avenue, conditioned on retaining the utility and drainage easement of West 41st Street including the northerly 210.59 feet of Natchez Avenue; and

WHEREAS, after two weeks published and posted notice was given and the hearing was held on June 19, 2012, at which time all persons desiring to be heard were given an opportunity to be heard thereon; and

WHEREAS, the Council deems it to be in the best interest of the City and of the public that said vacation be made; and

WHEREAS the City Council has determined that the easement are not needed for public purposes:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Edina, Hennepin County, Minnesota, that the following described right-of-ways are hereby vacated effective:

EASEMENT 1. LEGAL DESCRIPTION OF PUBLIC RIGHT-OF-WAY TO BE VACATED:

That part of Natchez Avenue South lying southerly of a line parallel with and 100.00 feet south of the westerly extension of the south line of 41st Street West and lying westerly of a line lying 50.00 feet westerly of the easterly right of way line of Monterey Avenue, formerly known as Oakdale Avenue, as dedicated in the plat of WILLIAM SCOTT'S ADDITION, all according the recorded plat thereof, Hennepin County, Minnesota.

EASEMENT 2. LEGAL DESCRIPTION OF PUBLIC RIGHT-OF-WAY TO BE VACATED CONDITION ON RETAINING DRAINAGE AND UTILITY EASEMENT:

That part of Natchez Avenue South lying southerly of the westerly extension of the north line of Lot 14, Block 4, "MINIKAHDA VISTA, THIRD ADDITION, MORNINGSIDE MINNESOTA", and lying northerly of a line parallel with and 100.00 feet south of the westerly extension of the south line of 41st Street West together with that part of 41st Street West lying easterly of Natchez Avenue South and westerly of the southerly extension of the easterly line of Lot 12, said Block 4, "MINIKAHDA VISTA, THIRD ADDITION, MORNINGSIDE MINNESOTA", all according to the recorded plat thereof, Hennepin County, Minnesota.

FURTHER, that the vacation of easement 2 shall not affect the authority of any person, corporation, or municipality owning or controlling the electric, telephone or cable television poles and lines, gas and sewer lines, or water pipes, mains and hydrants on or under the area of the proposed vacation to continue maintaining the same, or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove or otherwise attend thereto

ENGINEERING DEPARTMENT

BE IT FURTHER RESOLVED, that the City Clerk is authorized and directed to cause a notice of completion of proceedings to be prepared, entered in the transfer record of the County Auditor, and filed with the County Recorder, in accordance with Minnesota Statutes, Section 412.851.

Passed and adopted this 19th day of June 2012.

Attest: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of June 19, 2012 and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20____.

City Clerk



City Of Edina, Minnesota
DEPARTMENT OF ADMINISTRATION
4801 West 50th Street, Edina, Minnesota 55424-1394
Phone ☐ (952) 927-8861 TDD ☐ (952) 826-0379 Fax ☐ (952) 826-0390

PUBLIC RIGHT OF WAY VACATION APPLICATION

Applicant JENNIFER SAMUEL / MATTHIAS SAMUEL
Print Name

Address 4229 ALDEN DR EDINA MN 55416
Street City/State Zip

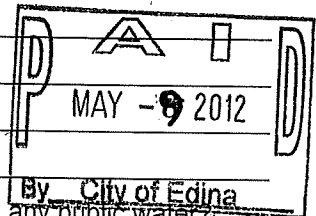
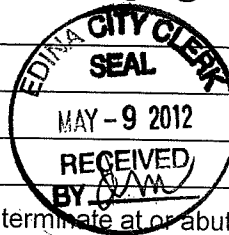
Telephone No. 952-681-7261 Fax No. _____

I hereby petition the City Council of the City of Edina to vacate all of the following described public right of way pursuant to M.S. 412.851 and Edina Code Section 820:

- ☒ Street ☐ Alley ☐ Utility Easement
☐ Drainage Easement ☐ Other _____

Legal description of the area proposed to be vacated (*Please note all legal descriptions shall be transmitted electronically to the City of Edina City Clerk: Dmangen@ci.edina.mn.us*):

see attached



Does the area proposed to be vacated or any part thereof terminate at or abut upon any public water?

☐ Yes ☒ No

Please note if the area requested to be vacated terminates at or abuts upon any public water, no vacation shall be made unless written notice of the petition is served by certified mail upon the commissioner of natural resources by the City of Edina thirty days before any Council action.

- Attach a copy of a scaled drawing showing in full detail the area proposed to be vacated.
- Include the vacation fee of \$450.00 with your application.

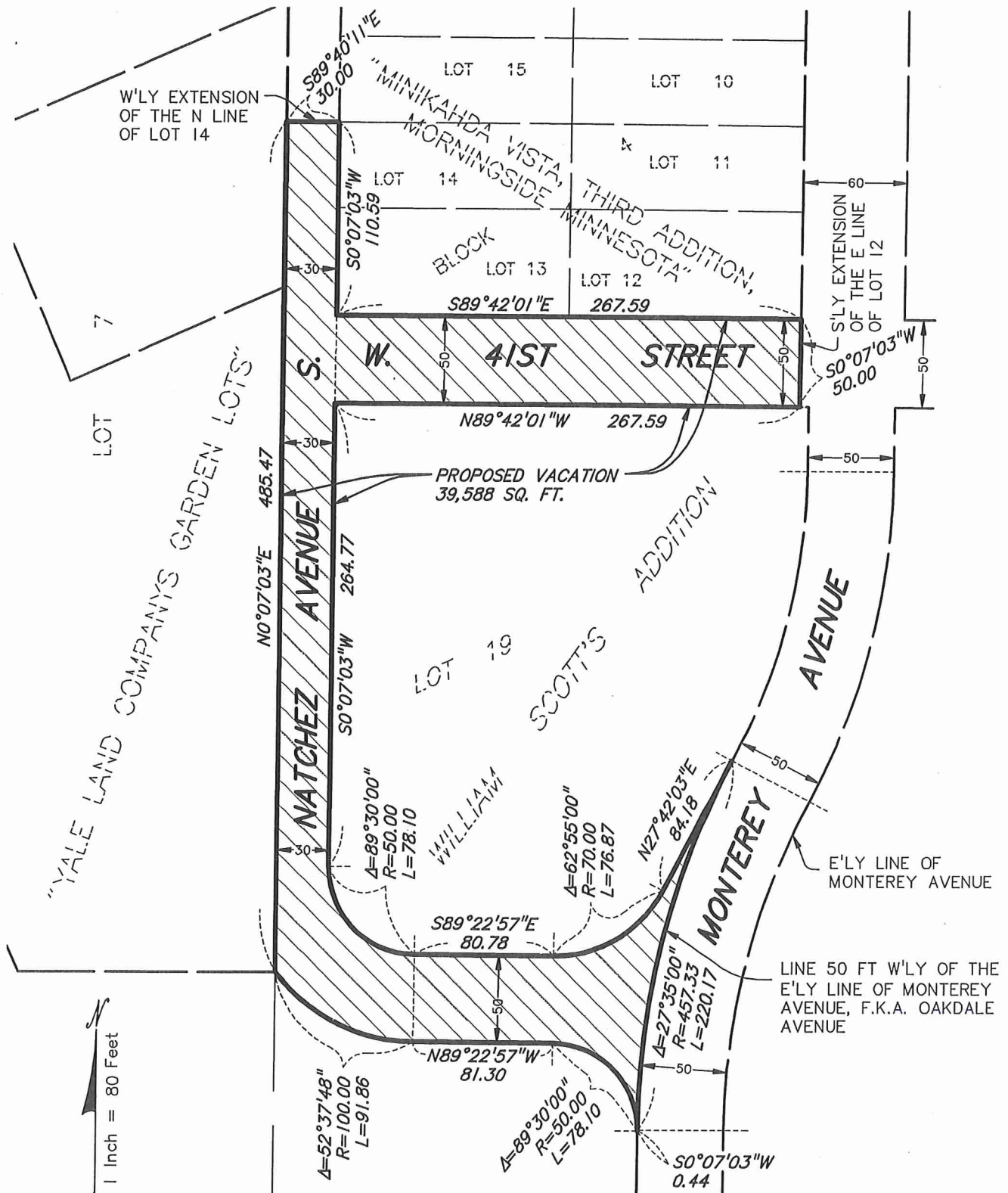
THE MINNESOTA DATA PRACTICES ACT requires that we inform you of your rights about the private data we are requesting on this form. Private data is available to you, but not to the public. We are requesting this data to determine your eligibility for a license from the City of Edina. Providing the data may disclose information that could cause your application to be denied. You are not legally required to provide the data, however, refusing to supply the data may cause your license to not be processed. Under MS 270.72, the City of Edina is required to provide the Minnesota Department of Revenue your MN Tax ID Number and Social Security Number. The Department of Revenue may supply information to the Internal Revenue Service. In addition, this data can be shared by Edina City Staff, Department of Public Safety, Hennepin County Auditor, Bureau of Criminal Apprehension, Hennepin County Warrant Office, Ramsey County Warrant Office and other persons or entities deemed necessary for verification of information submitted in the application. Your signature on this application indicates you understand these rights.

I request that my residence address and telephone number be considered private data. My alternative address and telephone number are as follows:

Address _____ Telephone Number _____

Date Initiated Jennifer Sam 5/9/12 Signature Jennifer Samuel

Vacation Sketch For: (ORIGINAL) INDEPENDENT SCHOOL DISTRICT 283



SCALE: 1 Inch = 80 Feet

SHEET 2 OF 2 SHEETS



9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com

Vacation Sketch For: (ORIGINAL)
INDEPENDENT SCHOOL DISTRICT 283

PROPOSED VACATION DESCRIPTION

That part of Natchez Avenue South lying southerly of the westerly extension of the north line of Lot 14, Block 4, "MINIKAHDA VISTA, THIRD ADDITION, MORNINGSIDES MINNESOTA", and lying westerly of a line lying 50.00 feet westerly of the easterly right of way line of Monterey Avenue, formerly known as Oakdale Avenue, as dedicated in the plat of WILLIAM SCOTT'S ADDITION; together with that part of 41st Street West lying easterly of Natchez Avenue South and westerly of the southerly extension of the easterly line of Lot 12, said Block 4, "MINIKAHDA VISTA, THIRD ADDITION, MORNINGSIDES MINNESOTA", all according to the recorded plats thereof, Hennepin County, Minnesota.

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

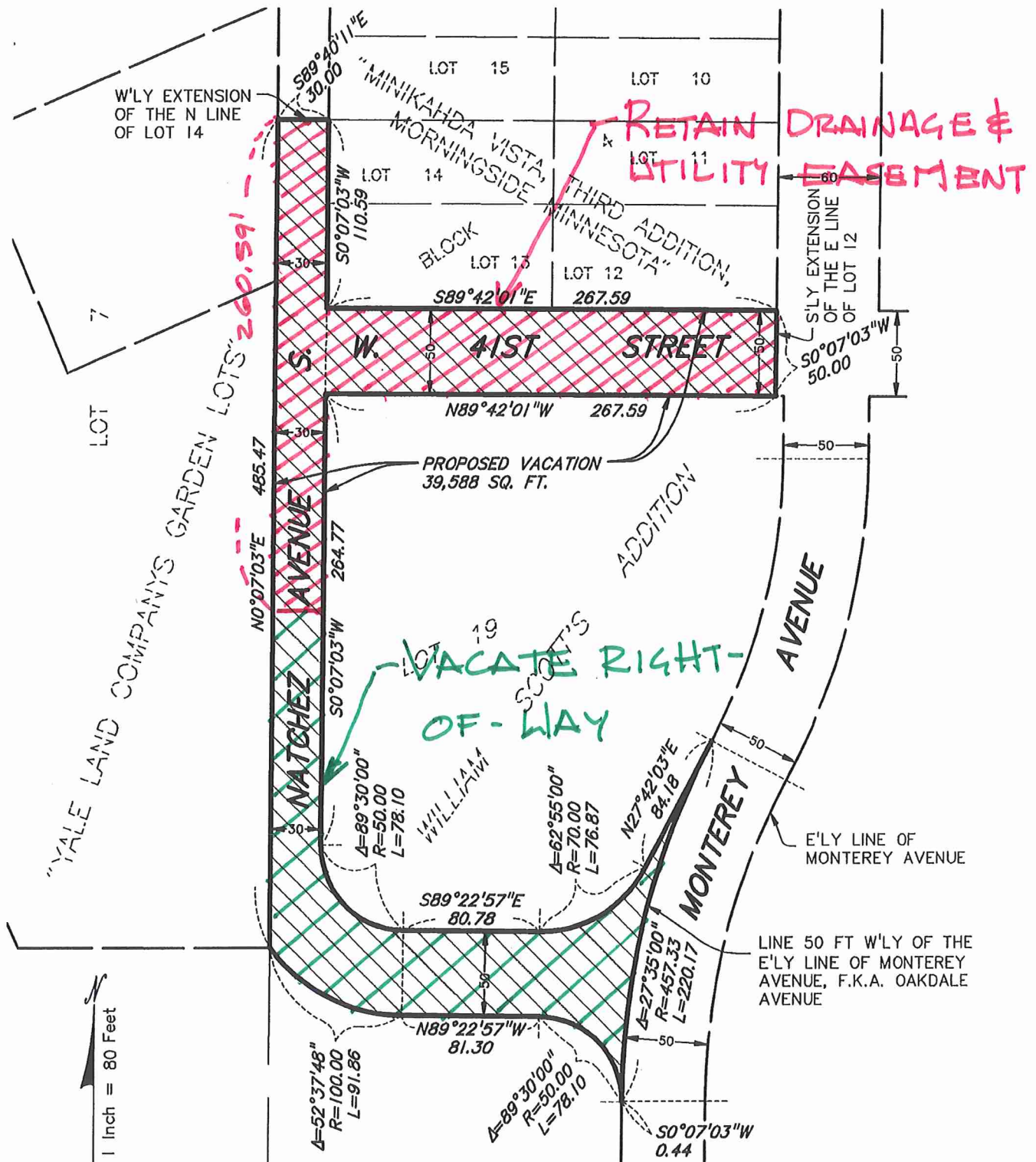
Dated this 7th day of May, 2012

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

SHEET 1 OF 2 SHEETS

Vacation Sketch For: (REVISED) INDEPENDENT SCHOOL DISTRICT 283



SHEET 2 OF 2 SHEETS

SUNDE
LAND SURVEYING

9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
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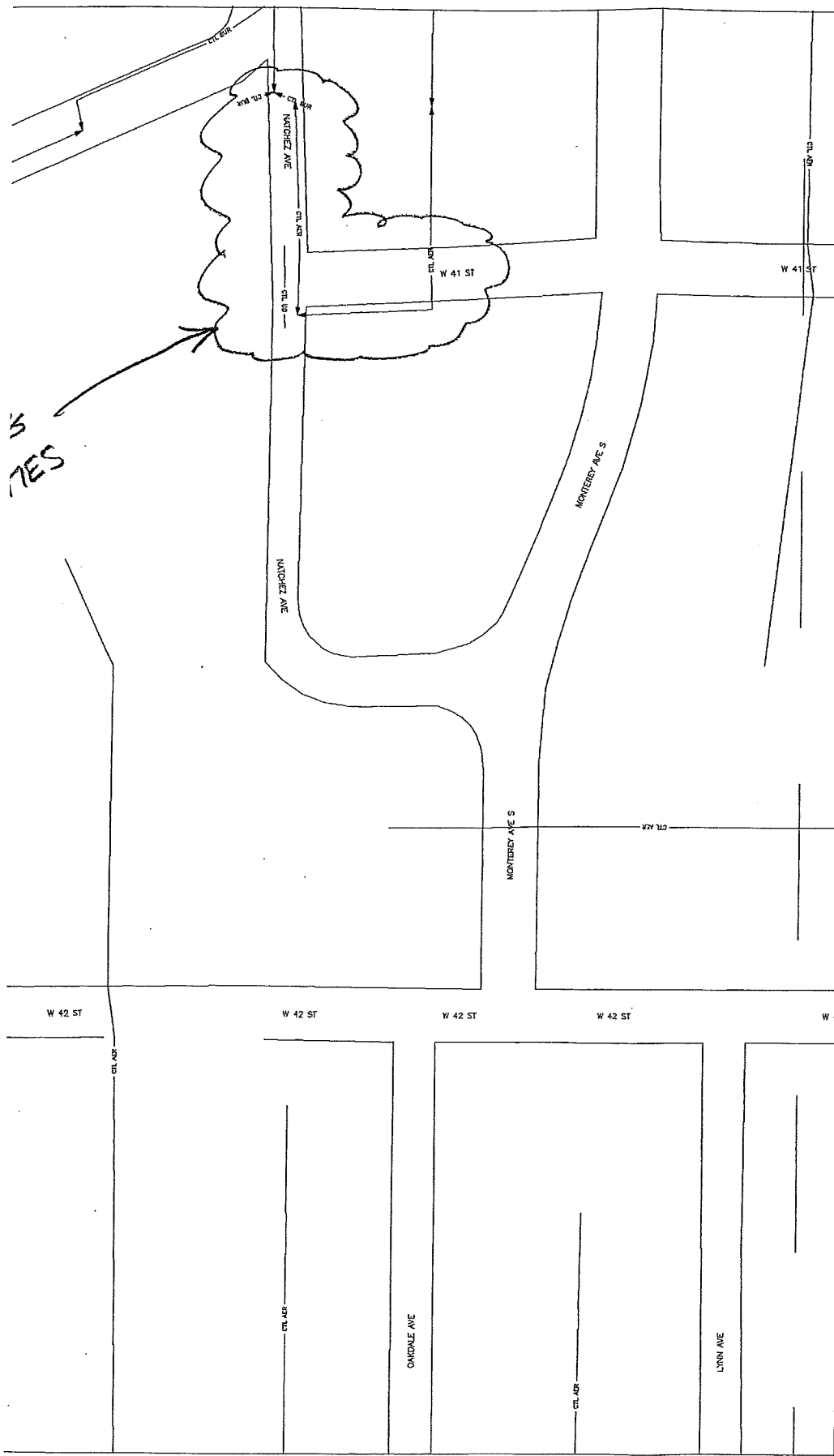
(REVISED
LEGAL)

PROPOSED VACATION DESCRIPTION

That part of Natchez Avenue South lying southerly of a line parallel with and 100.00 feet south of the westerly extension of the south line of 41st Street West and lying westerly of a line lying 50.00 feet westerly of the easterly right of way line of Monterey Avenue, formerly known as Oakdale Avenue, as dedicated in the plat of WILLIAM SCOTT'S ADDITION, all according the recorded plat thereof, Hennepin County, Minnesota.

PROPOSED UTILITY EASEMENT

That part of Natchez Avenue South lying southerly of the westerly extension of the north line of Lot 14, Block 4, "MINIKAHDA VISTA, THIRD ADDITION, MORNINGSIDE MINNESOTA", and lying northerly of a line parallel with and 100.00 feet south of the westerly extension of the south line of 41st Street West together with that part of 41st Street West lying easterly of Natchez Avenue South and westerly of the southerly extension of the easterly line of Lot 12, said Block 4, "MINIKAHDA VISTA, THIRD ADDITION, MORNINGSIDE MINNESOTA", all according to the recorded plat thereof, Hennepin County, Minnesota.



CENTURYLINK CONFIDENTIAL AND PROPRIETARY INFORMATION. DISCLOSED TO GOVERNMENTAL AGENCY PURSUANT TO LAW. NOT TO BE DISCLOSED BY GOVERNMENTAL AGENCY TO ANY THIRD PARTY WITHOUT WRITTEN AUTHORIZATION BY CENTURYLINK INC..



WIRE CENTER
GLEN PRAIRIE
MINNESOTA

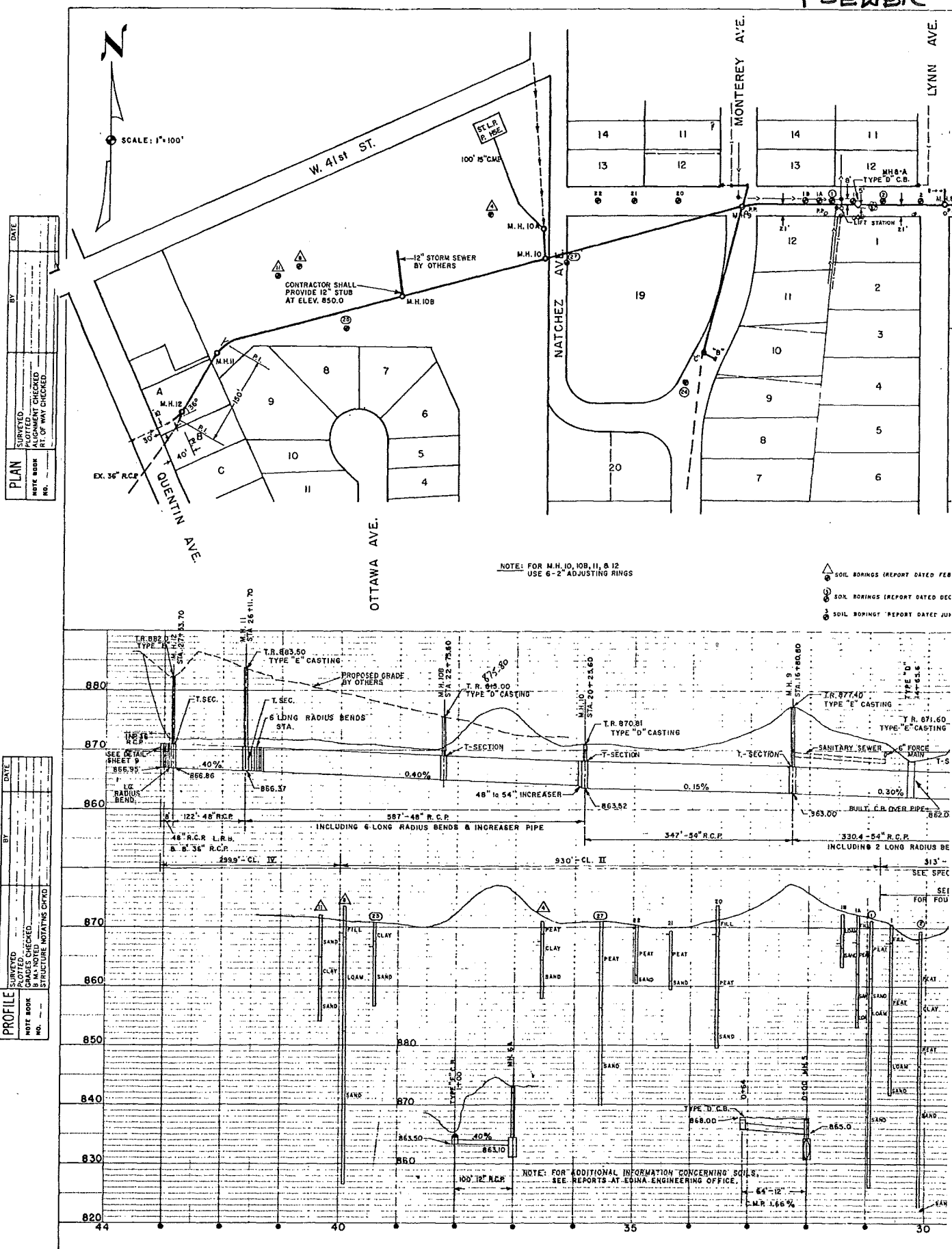
Grid ID: (Lat/Long)
44.92591/-93.34419

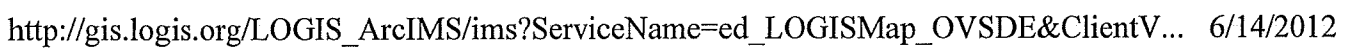


1" = 150'

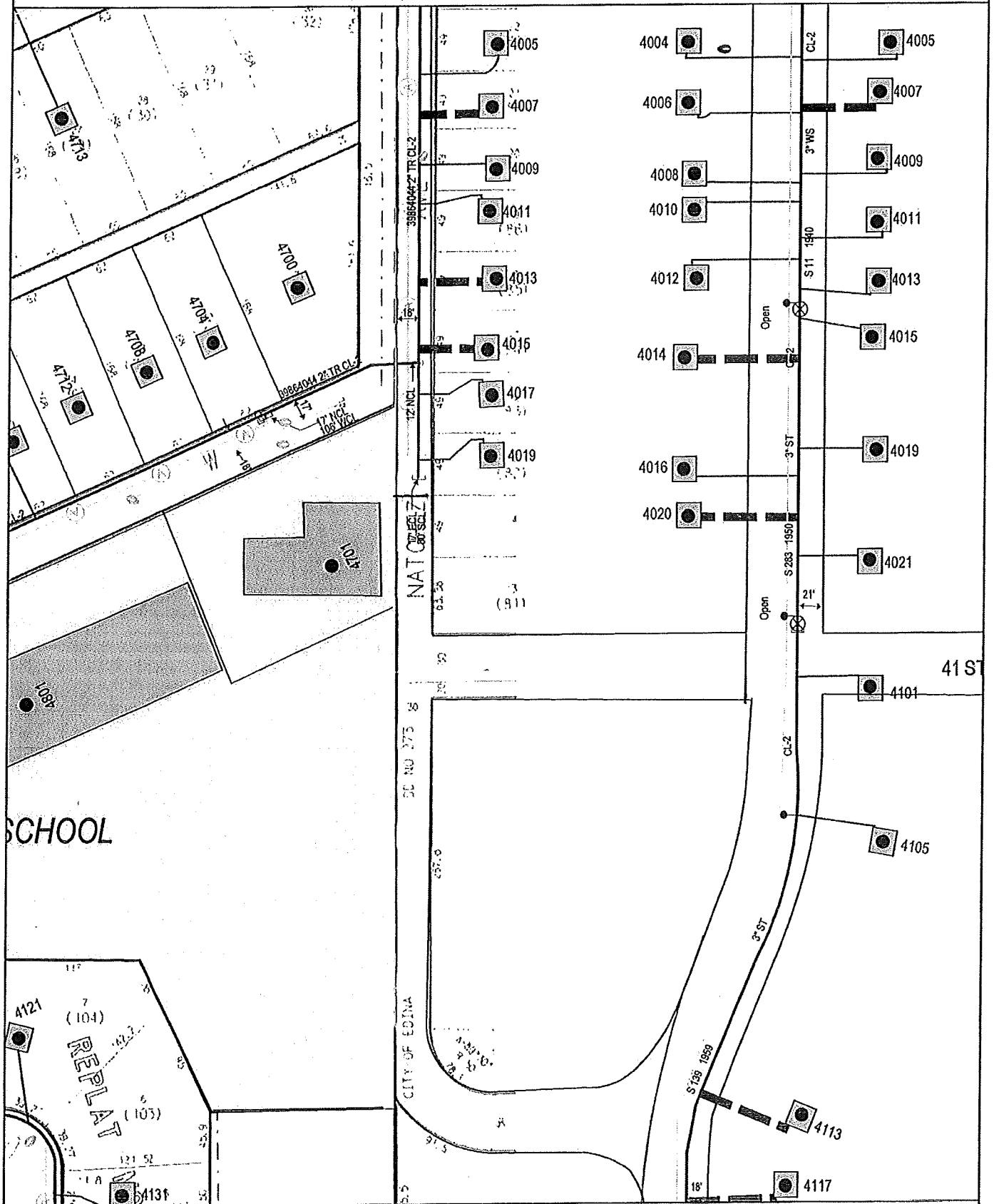
DISCLAIMER: All Facility Locations are Approximate and Facilities Must be Spotted by Appropriate Agency Prior to Excavation

44.92774/-93.34065
44.92591/-93.34065
44.92408/-93.34065





GENERAL LOCATION ONLY. DO NOT USE TO LOCATE FOR EXCAVATION. CALL 1-800-252-1166 FOR ONSITE LOCATIONS AND STAKING.



Plotted by: I065852

Plot Date: 6/5/2012

Field1:

Field2:

Scale: 1" : 100'

CenterPoint
Energy



Wayne Houle

From: Cary Teague
Sent: Wednesday, June 13, 2012 3:17 PM
To: Jennifer (rjmeyovy@comcast.net); Wayne Houle; Joni Bennett (jonibennett12@comcast.net)
Cc: Scott Neal
Subject: questions about vacation of easements
Attachments: 20120613151749005.pdf

Hi Joni and Jennifer,

I did an estimate of assumed lot line shifts as a result of the right-of-way vacation. Typically, half the property within vacated right-of-way goes to the owner on one side, and half to the owner on the other. That is assumed in the scenario attached.

Lot Sizes before the right-of-way vacation

4021 Natchez	15,036 s.f.
4022 Monterey	7,181 s.f.
Vacant School site(24)	76,055 s.f.
4166 Monterey	24,496 s.f.

Lot Sizes after the right-of-way vacation (estimate)

4021 Natchez	20,571 s.f.
4022 Monterey	10,481 s.f.
Vacant School site(24)	103,021 s.f.
4166 Monterey	30,046 s.f.

The property values would increase as a result of the right-of-way vacation. If the vacation is filed in 2012, the year 2013 assessment would go up for taxes payable in 2014. Our assessing division did a rough estimate of the increased value of the two lots that are privately owned. It is estimated that the land value would increase \$25,000 for 4022 Monterey, and \$50,000 for 4166 Monterey. The other properties are owned by the School District, so they are tax exempt, and would remain as such.

There is not a sidewalk, path or trail identified in the Comprehensive Plan within this right-of-way.

Please let me know if you need anything else.

We will include this information in the Council packet.

Cary



Cary Teague, Community Development Director

952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236
cteague@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business

Please make note of my new email address.

We're a *do.town* ... working to make the healthy choice the easy choice -----Original Message-----

From: Jennifer [<mailto:rjmeyovy@comcast.net>]
Sent: Wednesday, June 13, 2012 10:15 AM
To: Cary Teague; Wayne Houle
Subject: questions about vacation of easements

Cary and Wayne,

I am emailing on behalf of the MNA steering committee regarding the proposed vacation of easements on Natchez and 41st Street. We understand this will be on the Council's agenda for Tuesday.

Looking at a property map, there appear to be four properties in Edina that abut the easements. They are:

4021 Natchez, which is undeveloped land, owned by the SLP school district Address unassigned, a school field, owned by the SLP school district

4022 Monterey

4166 Monterey

Questions are:

If easements are vacated, how will lot sizes change? For example, current lot size for 4166 Monterey is shown on property records to be 212 x 104 x 210 x 156. What will be the lot size if the easements are vacated?

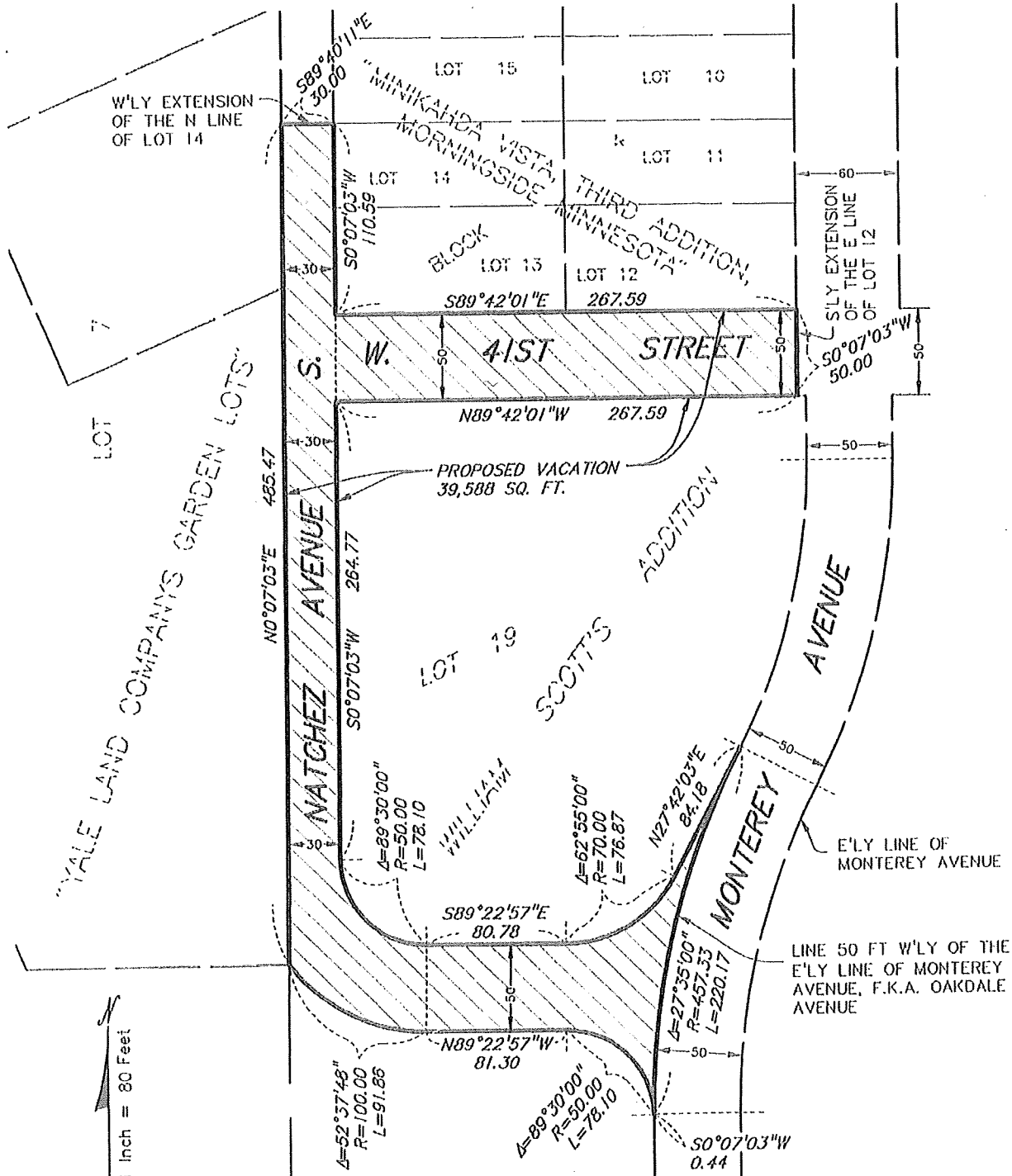
If lot dimensions change, does this increase the taxable value of the property? If yes, when is that increase in effect, and is there a way of knowing or estimating how much the increase will be?

Are there any known or potential transportation uses (including sidewalks, paths or trails) for the easement?

Thank you very much. Please let me know if you have any questions.

Jennifer Janovy
MNA steering committee

Vacation Sketch For: INDEPENDENT SCHOOL DISTRICT 283



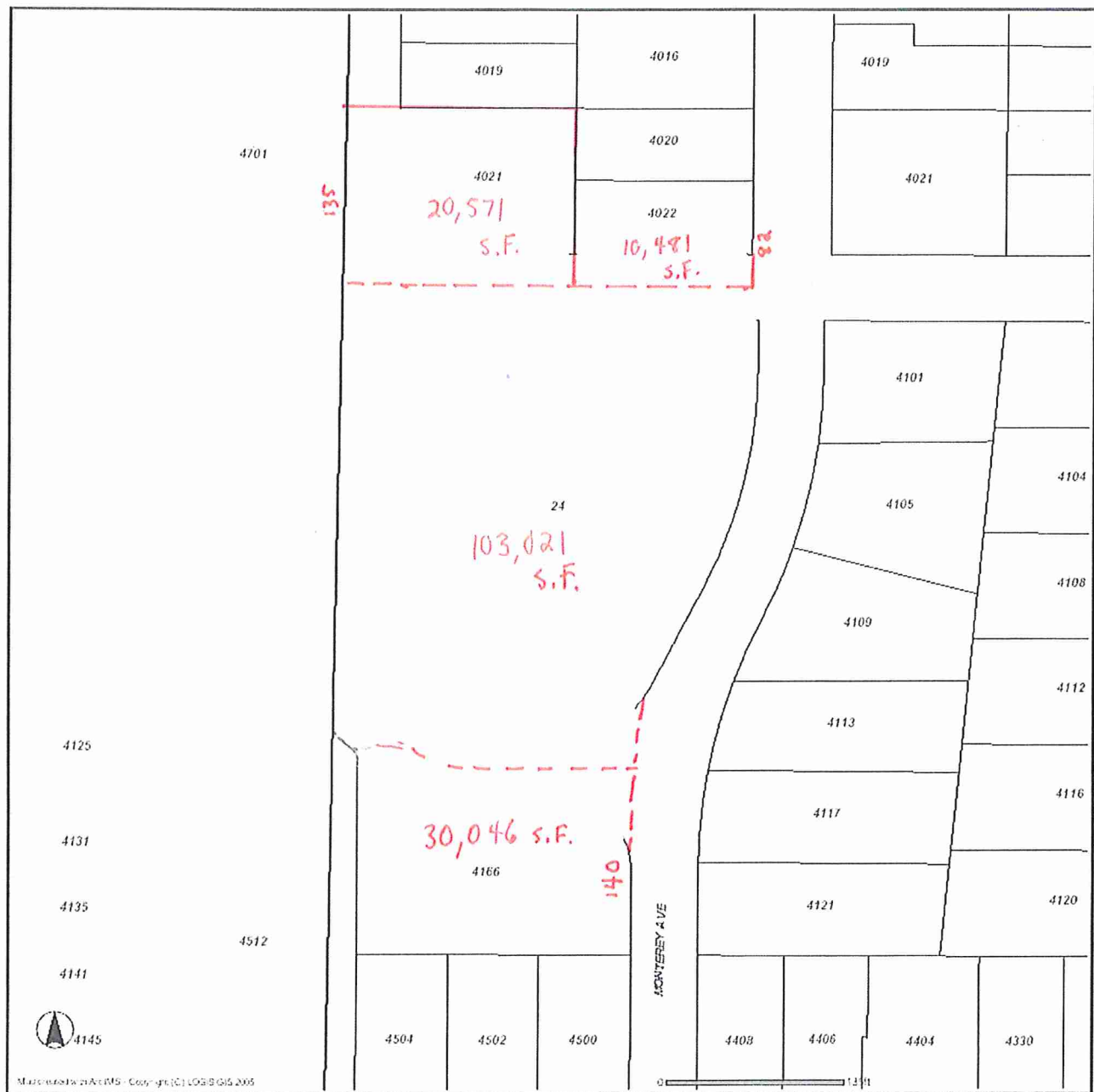
SHEET 2 OF 2 SHEETS



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www.sunde.com



EXISTING LOT SIZES



ESTIMATE OF LOT SIZES
AFTER R-O-W VACATION

CITY OF EDINA
4801 WEST 50TH STREET
EDINA, MINNESOTA 55424
NOTICE OF PUBLIC HEARING ON
VACATION OF PUBLIC RIGHT-OF-WAY EASEMENT
IN THE CITY OF EDINA
HENNEPIN COUNTY MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Minnesota will meet on June 19, 2012 at 7:00 P.M. in the Council Chambers at 4801 West 50th Street for a public right-of-way easement to be vacated:

PROPOSED LEGAL DESCRIPTION OF public right-of-way easement TO BE VACATED:

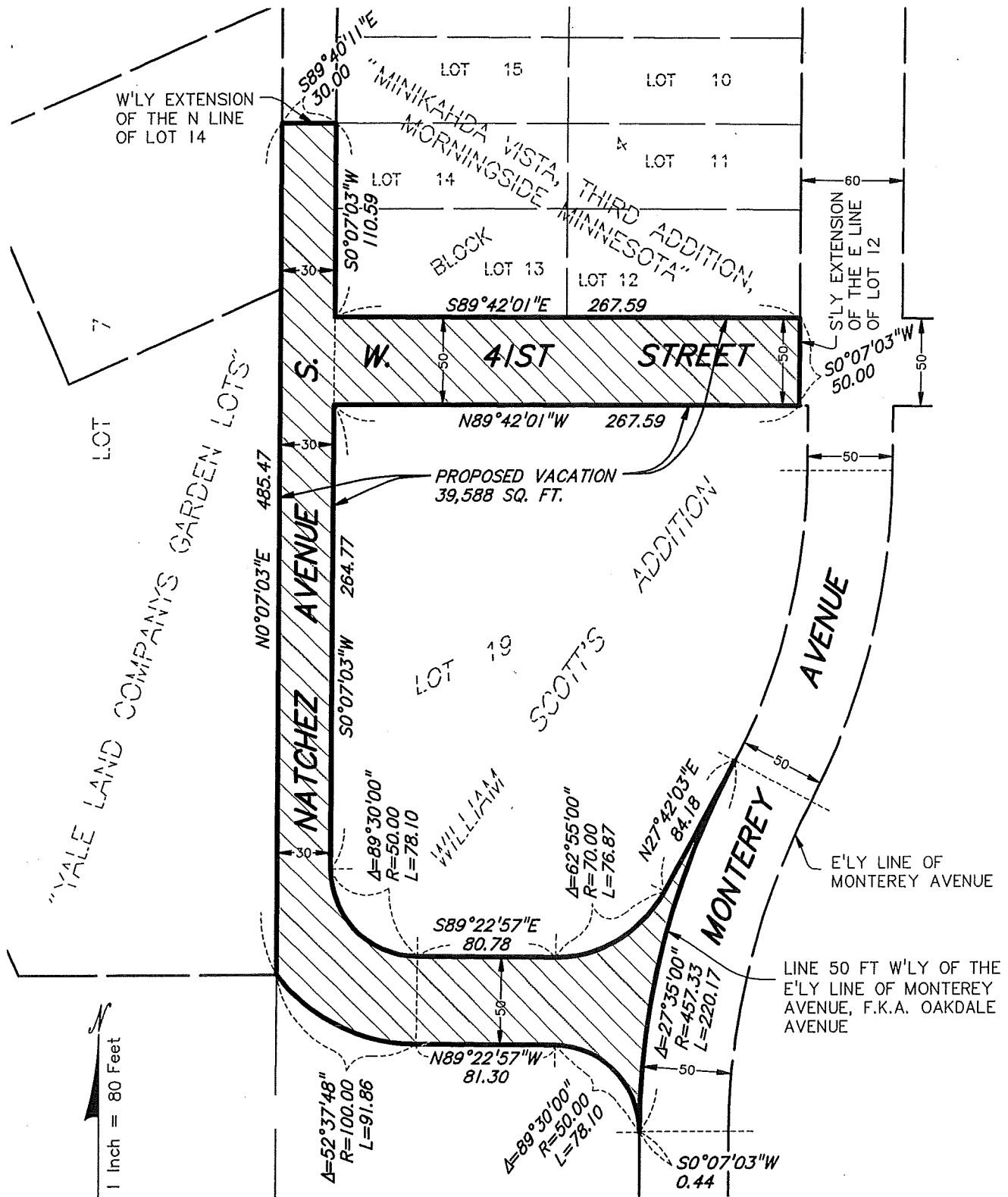
That part of Natchez Avenue South lying southerly of the westerly extension of the north line of Lot 14, Block 4, "MINIKAHDA VISTA, THIRD ADDITION, MORNINGSIDES MINNESOTA", and westerly of a line lying 50.00 feet westerly of the easterly right-of-way line of Monterey Avenue, formerly known as Oakdale Avenue, as dedicated in the plat of WILLIAM SCOTT'S ADDITION: together with that part of 41st Street West lying easterly of Natchez Avenue South and westerly of the southerly extension of the easterly line of Lot 12, said Block 4, "MINIKAHDA VISTA, THIRD ADDITION, MORNINGSIDES MINNESOTA", all according to the recorded plats thereof, Hennepin County, Minnesota

All persons who desire to be heard with respect to the question of whether or not the above proposed street right of way and utility and drainage vacation is in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed street vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric, telephone or cable television poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of such easement, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL
Debra Mangen, City Clerk

Dated: May 15, 2012

Vacation Sketch For: INDEPENDENT SCHOOL DISTRICT 283



STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following date November 22, 2011, personnel of the Edina administration Department acting on behalf of said City deposited in the United States mail copies of a Public Hearing Notice (Exhibit A) to be held on June 5, 2012, postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B) attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of May 18, 2012 prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

WITNESS my hand and seal of said City this 18th day of May 2012



Edina City Clerk

0702824130001
BRET BETTERMAN
ANAMARIA BETTERMAN
4100 LYNN AVE
EDINA MN 55416

0702824130002
SUE ANN GUILDERMANN
STEPHEN PHILLIPPS
4104 LYNN AVE
EDINA MN 55416

0702824130003
PHYLLIS NARCISSE
DALE E NARCISSE
4108 LYNN AVE
EDINA MN 55416

0702824130004
PETER HWEE
LAI KENG HWEE
4112 LYNN AVE
EDINA MN 55416

0702824130005
TIMOTHY R VELNER
KATHLEEN R HARTMANN
4116 LYNN AVE
EDINA MN 55416

0702824130006
BROMLEY E JOHNSON
BARBARA JOHNSON
4120 LYNN AVE
EDINA MN 55416

0702824130007
ROBERT J LUNIESKI
PATRICIA J CORCORAN
4121 MONTEREY AVE
EDINA MN 55416

0702824130008
LAURIE J NEFF
4117 MONTEREY AVE
EDINA MN 55416

0702824130009
PAUL J GANS
4113 MONTEREY AVE
EDINA MN 55416

0702824130010
ROBERT C BEYERL
LIANNE BEYERL
4109 MONTEREY AVE
EDINA MN 55416

0702824130011
GLENN P BINDER
DORAE S BINDER
4105 MONTEREY AVE
EDINA MN 55416

0702824130012
MICHAEL J FLYNN
MEGAN M FLYNN
4101 MONTEREY AVE
EDINA MN 55416

0702824130048
PAUL B BANKER
JULIE K GLOVER BANKER
4000 LYNN AVE
EDINA MN 55416

0702824130049
TINA BURBACH
JOE BURBACH
4002 LYNN AVE
EDINA MN 55416

0702824130050
DONAVAN L HINRICH
CLAIRE HINRICH
4004 LYNN AVE
EDINA MN 55416

0702824130051
MOLLY A COOK
ETHAN COOK
4006 LYNN AVE
EDINA MN 55416

0702824130052
KRISTIN A HACRTEL
4008 LYNN AVE
EDINA MN 55416

0702824130053
NANCY A SCHWAPPACH
BRUNA BUCCIARELLI
4010 LYNN AVE
EDINA MN 55416

0702824130054
MARY M MASON
4012 LYNN AVE
EDINA MN 55416

0702824130055
SARAH DANIELSON
4014 LYNN AVE
EDINA MN 55416

0702824130056
PAUL R NICHOLAS
KAREN E HEINE
4016 LYNN AVE
EDINA MN 55416

0702824130057
LYNN AVE PROPERTIES
4220 CROCKER AVE
EDINA MN 55416

0702824130058
CHERYL A CURTIS
4020 LYNN AVE
EDINA MN 55416

0702824130059
RICHARD H CRONSTROM
4022 LYNN AVE
EDINA MN 55416

0702824130060
ORIOLE T VALLS
MAUREEN E VALLS
4021 MONTEREY AVE
EDINA MN 55416

0702824130061
SUSAN E DUNNE-GUZMAN
ANDREW R GUZMAN
4019 MONTEREY AVE
EDINA MN 55416

0702824130062
ROBERT HARRISS
4015 MONTEREY AVE
EDINA MN 55416

0702824130063
DENICE K JASPER
4013 MONTEREY AVE
EDINA MN 55416

0702824130064
ROB K KRUEGEL
MARIE M KRUEGEL
4011 MONTEREY AVE
EDINA MN 55416

0702824130065
NAOMI H LAFRENZ
JASON P LAFRENZ
4009 MONTEREY AVE
EDINA MN 55416



0702824130066
WENDY A PESKAR
FRANK W PESKAR
4007 MONTEREY AVE
EDINA MN 55416

0702824130067
MICHAEL A HERBERT
4005 MONTEREY AVE
EDINA MN 55416

0702824130068
RONALD AHOLA
DAWN AHOLA
4003 MONTEREY AVE
EDINA MN 55416

0702824130069
ROSE C JACOBSON
RICHARD L JACOBSON
4001 MONTEREY AVE
EDINA MN 55416

0702824130070
SUSAN M ST JAMES
4000 MONTEREY AVE
EDINA MN 55416

0702824130071
MARJORIE A LISOVSKIS
GEORGE P LISOVSKIS
4002 MONTEREY AVE
EDINA MN 55416

0702824130072
KELLY M DRAXTON
JARED D ANDERSON
4004 MONTEREY AVE
EDINA MN 55416

0702824130073
RITA EIGEN
JAMES M EIGEN
4006 MONTEREY AVE
EDINA MN 55416

0702824130074
JEAN P CEDERHOLM
JAMES L CEDERHOLM
4008 MONTEREY AVE
EDINA MN 55416

0702824130075
VERNA M DORNIN
PAUL E DORNIN
3907 WARWICK CT
CORAOPOLIS PA 15108

0702824130076
ROBERT J GENOVESE
4012 MONTEREY AVE
EDINA MN 55416

0702824130077
MICHAEL L MILLER
DIANA C COOPER
4005 NATCHEZ AVE
EDINA MN 55416

0702824130078
KEVIN B FAUS
KATHLEEN M ROBISON
4016 MONTEREY AVE
EDINA MN 55416

0702824130079
MEREDITH L ANDERSON MILACNIK
23204 GRASST PINE DR
ESTERO FL 33928

0702824130080
RESIDENTAL RENEWAL INC.
3615 INGLEWOOD AVE
ST LOUIS PARK MN 55416

0702824130081
INDEPENDENT SCH DIST #283
6425 W 33RD ST
MINNEAPOLIS MN 55426

0702824130082
ROBERT J O'BRIEN
4019 NATCHEZ AVE
EDINA MN 55416

0702824130083
JEAN C HUBERS
HARRIS E HUBERS
4017 NATCHEZ AVE
EDINA MN 55416

0702824130084
TIMOTHY G CHAPDELAINE
4015 NATCHEZ AVE
EDINA MN 55416

0702824130085
ZOHREN MAHDAVI
4013 NATCHEZ AVE
EDINA MN 55416

0702824130086
TRACI L MANN
STEPHEN A ENGEL
4011 NATCHEZ AVE
EDINA MN 55416

0702824130087
THEODORE T JOHNSON
4009 NATCHEZ AVE
EDINA MN 55416

0702824130088
INGRID R LOPEZ ORSINI
FERNANDO L TORRES
4007 NATCHEZ AVE
EDINA MN 55416

0702824130089
MICHAEL MILLER
DIANA C COOPER
4005 NATCHEZ AVE
EDINA MN 55416

0702824130090
TEMMA R SHANKMAN
JAMES J HYMAN
4003 NATCHEZ AVE
EDINA MN 55416

0702824130091
BROCK A BURKETT
4001 NATCHEZ AVE
EDINA MN 55416

0702824130110
MARCUS A MOLLISON
KRISTINE J MOLLISON
4504 42ND ST W
EDINA MN 55416

0702824130111
TODD M MCINTYRE / TRUSTEE
CAROLYN L MCINTYRE / TRUSTEE
4502 42ND ST W
EDINA MN 55416

0702824130112
SCOTT R GAMBLE
JOLYNN S GAMBLE
4500 42ND ST W
EDINA MN 55416

0702824130113
JOHN EDWARD NIELSEN
ALLISON F NIELSEN
4408 42ND ST W
EDINA MN 55416





0702824130116
LINDA S BERBEROGLU
4330 42ND ST W
EDINA MN 55416

0702824130117
THERESA M CARUFEL
ALTON J CARUFEL
4324 42ND ST W
EDINA MN 55416

0702824130128
INDEPENDENT SCH DIST 283
6425 W 33RD ST
MINNEAPOLIS MN 55426

0702824130129
MATHIAS W SAMUEL
4166 MONTEREY AVE
EDINA MN 55416

0702824130138
SETH SERGENT- LEVENTHAL
4406 42ND ST W
EDINA MN 55416

0702824130139
JULIA POPE STEELE
JEFFREY A STEELE
4404 42ND ST W
EDINA MN 55416

0702824240147
^ RESIDENT
4512 42ND ST W
ST. LOUIS PARK MN 55416

0702824240148
^ RESIDENT
4701 41ST ST W
ST. LOUIS PARK MN 55416

0702824240149
^ RESIDENT
4801 41ST ST W
ST. LOUIS PARK MN 55416

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